

Springerville Planning & Zoning Commission
Regular Meeting Minutes
Aug. 11, 2005

Present: Vice Chairman Kay Wilkins, Arnold Moya, Bill Lucas, Betty Amator
Absent: Chairman Kay Matthews
Staff: Larisa Bogardus, Zoning Administrator
Public: Amber Salazar

1. CALL TO ORDER

Vice Chairman Kay Wilkins called the meeting to order at 7:10 p.m.

Roll Call: Present: Kay Wilkins
Arnold Moya
Bill Lucas
Betty Amator

2. PUBLIC PARTICIPATION: There was no public participation.

It was decided to skip to item 6 on the agenda so that Ms. Salazar, who was representing the applicant, could leave.

NEW BUSINESS

6. CUP 2005-017: Consider an application by Frank Chapman to expand his storage business at 1345 E. Main St. (parcels 105-23-005A, 105-23-005B and 105-23-004). (parcel 104-03-070B).

Commissioner Moya asked about the fencing material. Ms. Salazar answered that it would be chain link to match the rest of the facility. Ms. Bogardus interjected that a neighboring property owner had asked for some type of screening on the residential side, which is required by the code as well, and she was recommending it be a condition of the permit.

Commissioner Lucas asked about the proposed ban on outdoor storage. Ms. Salazar said her client did not care for the appearance of outdoor storage and would not object to that condition. She also added that a landscape company had been employed to maintain the property.

Vice Chairman Wilkins said she would prefer to have the applicant obtain a separate permit for each phase. Ms. Bogardus suggested requiring a review of the permit before the next phase is begun.

Commissioner Amator questioned whether the owner could someday sell one of the three parcels with the permit. Ms. Bogardus said the business straddles all three parcels now and it would be difficult to separate one from the others. Also, she was not aware of any case of "splitting" a permit.

Commissioner Moya said he hoped the screening would be maintained as well as the property.

Motion by Commissioner Moya, second by Commissioner Lucas to approve the permit with the conditions that the north fence be screened, outdoor storage is prohibited and the permit is to be reviewed prior to each new phase. Passed 4-0.

CONSENT ITEMS

3. **MINUTES:** Consider approval of the minutes from the Planning and Zoning Commission regular meeting held July 14, 2005.

Commissioner Moya asked that "defer" be changed to "refer" in his remarks on page 2.

Commissioner Lucas asked if the minutes could be adopted, because he had recused himself from part of the meeting and therefore did not feel he could vote on that portion minutes. Because Commissioner Amator did not attend the July 14 meeting, only Commissioners Moya and Wilkins were in a position to vote on the correctness of the minutes.

Motion by Commissioner Moya, second by Commissioner Amator to table the minutes until the September meeting.

ADMINISTRATION

4. **ZONING ADMINISTRATOR'S REPORT:** Ms. Bogardus said she had provided commissioners with copies of an ordinance limiting mobile homes as Commissioner Lucas had asked some time ago, and also an Attorney General's opinion regarding e-mail communications among public officials. She said she might have to be out of town the week of the October meeting and would notify the commission at the September meeting. Commissioner Moya asked for clarification of Project CENTRL. No action.

OLD BUSINESS

5. **Travel Trailers/RVs:** Discuss possibly limiting the use of travel trailers and recreational vehicles for dwelling purposes outside designated campgrounds or parks and direct staff.

Commissioner Wilkins questioned the inclusion of parking in item 2. Ms. Bogardus said it was to eliminate any debate over storage vs. parking.

Commissioner Wilkins said she thought the commission had discussed placing a 12-month cap on temporary residences associated with construction in item 4. Commissioner Lucas agreed. Ms. Bogardus said it could be a condition of the conditional use permit and also the right would expire if the building permit expired. Commissioner Wilkins said it is too easy to extend a building permit and that she felt a cap was appropriate.

Commissioner Amator pointed out that the word "permanent" in item 1 could defeat the purpose of the legislation, which is to regulate temporary occupations.

Motion by Commissioner Lucas, second by Commissioner Moya to present the amended regulations to council in ordinance form. Passed 4-0.

NEW BUSINESS

6. **Master Plan Review:** Commissioner Lucas asked the reason for this item. Ms. Bogardus explained that it was a preliminary step toward the master plan update, which should begin later this fall. Commissioner Wilkins asked if it might be more appropriate for a study session. Commissioner Amator said the town has never advanced beyond the discussion stage of the master plan update and the commission has never seen the data that should have been collected for the plan. She also suggested comparing the zoning map to the master plan map and touring the town to see how they relate; comparing the zoning ordinance to the master plan; and also any progress toward goals in the master plan. It was decided to hold a study session separate from the September meeting date to allow adequate daylight time for the review. Several possible dates for a study session were discussed, but none worked for all involved. It was decided to ask the chairman for possible dates

due to her work schedule, and also to invite the town manager and public works director to participate. No action taken.

7. ADJOURNMENT: Motion by Commissioner Moya, second by Commissioner Amator. Passed 4-0.

The meeting adjourned at 8:02 p.m.

Kay Wilkins, Chair